

011.0

0004

0031.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

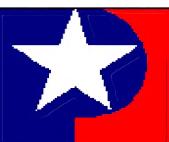
728,700 / 728,700

USE VALUE:

728,700 / 728,700

ASSESSED:

728,700 / 728,700



## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|----|--------|-----------------------|
| 34 |        | SWAN PL, ARLINGTON    |

## OWNERSHIP

Unit #:

|   |  |
|---|--|
| Owner 1: BARRY JOSEPH D & SUZANNE M     |  |
| Owner 2: TRS / JOSEPH D BARRY REVOCABLE |  |
| Owner 3: SUZANNE M BARRY REVOCABLE TR   |  |

Street 1: 34 SWAN PLACE

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476 Type:

## PREVIOUS OWNER

Owner 1: KESNER SAMUEL B &amp; JESSICA E -

Owner 2: -

Street 1: 34 SWAN PLACE

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476

## NARRATIVE DESCRIPTION

This parcel contains 2,305 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1910, having primarily Vinyl Exterior and 1299 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|------|------------|--------|----------|
|      |            |        |          |

## PROPERTY FACTORS

| Item | Code | Description | %   | Item    | Code | Description |
|------|------|-------------|-----|---------|------|-------------|
| Z    | R2   | TWO FAMIL   | 100 | water   |      |             |
| o    |      |             |     | Sewer   |      |             |
| n    |      |             |     | Electri |      |             |
|      |      | Census:     |     | Exempt  |      |             |
|      |      | Flood Haz:  |     |         |      |             |
| D    |      |             |     | Topo    | 1    | Level       |
| s    |      |             |     | Street  |      |             |
| t    |      |             |     | Gas:    |      |             |

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj  | Neigh | Neigh Influ | Neigh Mod | Infl 1  | %  | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|----------|-------------|----------|-------------|--------------------|-----------|-----------|-----------|------------|------------|------|-------|-------------|-----------|---------|----|--------|---|--------|---|-----------------|-----------|---|-----------|--------|------|-----------|-------|
| 101      | One Family  |          | 2305        |                    | Sq. Ft.   | Site      |           | 0          | 90.        | 2.02 | 10    |             |           | Easemen | -5 |        |   |        |   | 418,224         |           |   |           |        |      | 418,200   |       |

## IN PROCESS APPRAISAL SUMMARY

| Legal Description |  |  |  |  |  |  |  | User Acct |
|-------------------|--|--|--|--|--|--|--|-----------|
|                   |  |  |  |  |  |  |  | 9065      |
| Entered Lot Size  |  |  |  |  |  |  |  | GIS Ref   |
|                   |  |  |  |  |  |  |  | GIS Ref   |
| Total Land:       |  |  |  |  |  |  |  | Insp Date |
|                   |  |  |  |  |  |  |  | 02/17/18  |
| Land Unit Type:   |  |  |  |  |  |  |  |           |

## PREVIOUS ASSESSMENT

| Parcel ID |     |     |            |           |           |            |             |               |               |            |
|-----------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|---------------|------------|
| Tax Yr    | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes         | Date       |
| 2020      | 101 | FV  | 310,700    | 0         | 2,305.    | 418,200    | 728,900     | 728,900       | Year End Roll | 12/18/2019 |
| 2019      | 101 | FV  | 258,100    | 0         | 2,305.    | 441,500    | 699,600     | 699,600       | Year End Roll | 1/3/2019   |
| 2018      | 101 | FV  | 261,000    | 0         | 2,305.    | 325,300    | 586,300     | 586,300       | Year End Roll | 12/20/2017 |
| 2017      | 101 | FV  | 261,000    | 0         | 2,305.    | 311,300    | 572,300     | 572,300       | Year End Roll | 1/3/2017   |
| 2016      | 101 | FV  | 261,000    | 0         | 2,305.    | 288,100    | 549,100     | 549,100       | Year End      | 1/4/2016   |
| 2015      | 101 | FV  | 247,200    | 0         | 2,305.    | 241,600    | 488,800     | 488,800       | Year End Roll | 12/11/2014 |
| 2014      | 101 | FV  | 215,300    | 0         | 2,305.    | 236,100    | 451,400     | 451,400       | Year End Roll | 12/16/2013 |
| 2013      | 101 | FV  | 215,300    | 0         | 2,305.    | 224,900    | 440,200     | 440,200       |               | 12/13/2012 |

## SALES INFORMATION

| Grantor         | Legal Ref | Type | Date       | Sale Code   | Sale Price | V  | Tst | Verif | Notes |
|-----------------|-----------|------|------------|-------------|------------|----|-----|-------|-------|
| KESNER SAMUEL B | 75178-25  | 1    | 7/22/2020  |             | 880,000    | No | No  |       |       |
| MARQUEZ IVAN,   | 63258-154 |      | 2/7/2014   | Change>Sale | 508,500    | No | No  |       |       |
| OUTRAM BEVERLY  | 46562-596 |      | 11/29/2005 |             | 440,000    | No | No  |       |       |
| OUTRAM BEVERLY/ | 23241-12  |      | 5/28/1993  | Family      |            | 1  | No  | No    | A     |

## BUILDING PERMITS

| Date      | Number | Descrip  | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment            | Date      | Result       | By  | Name    |
|-----------|--------|----------|--------|-----|------------|----------|------------|--------------------|-----------|--------------|-----|---------|
| 3/22/2017 | 306    | Re-Roof  | 5,600  | C   |            |          |            |                    | 10/1/2020 | SQ Returned  | JO  | Jenny O |
| 3/11/2014 | 192    | Redo Kit | 25,000 |     |            |          |            |                    | 9/9/2020  | SQ Mailed    | JO  | Jenny O |
| 1/27/2014 | 60     | Manual   | 4,000  | C   |            |          |            |                    | 2/17/2018 | Info At Door | KB  | Kevin B |
| 3/6/2006  | 145    | Add Bath | 40,000 |     |            | G7       | GR FY07    | REPL TIMBERS / REM | 6/10/2014 | Info Fm Prmt | PC  | PHIL C  |
| 9/17/2001 | 734    | Addition | 22,000 | C   |            |          |            | REM STG AREA/BUILD | 2/10/2014 | Info Fm Prmt | EMK | Ellen K |

Sign: VERIFICATION OF VISIT NOT DATA / / /

|                                 |                              |                         |                           |                           |                         |                                       |                     |                                    |                      |            |              |                        |   |  |              |          |        |              |        |    |       |
|---------------------------------|------------------------------|-------------------------|---------------------------|---------------------------|-------------------------|---------------------------------------|---------------------|------------------------------------|----------------------|------------|--------------|------------------------|---|--|--------------|----------|--------|--------------|--------|----|-------|
| <b>EXTERIOR INFORMATION</b>     |                              |                         | <b>BATH FEATURES</b>      |                           |                         | <b>COMMENTS</b>                       |                     |                                    | <b>SKETCH</b>        |            |              |                        |   |  |              |          |        |              |        |    |       |
| Type: 15 - Old Style            | 2A - 2 Sty +Attic            | (Liv) Units: 1 Total: 1 | Full Bath: 2              | Rating: Good              |                         |                                       |                     |                                    |                      |            |              |                        |   |  |              |          |        |              |        |    |       |
| Foundation: 2 - Conc. Block     | Frame: 1 - Wood              | Prime Wall: 4 - Vinyl   | A Bath: 1                 | Rating:                   |                         |                                       |                     |                                    |                      |            |              |                        |   |  |              |          |        |              |        |    |       |
| Sec Wall: %                     |                              |                         | 3/4 Bath: 1               | Rating:                   |                         |                                       |                     |                                    |                      |            |              |                        |   |  |              |          |        |              |        |    |       |
| Roof Struct: 1 - Gable          | Roof Cover: 1 - Asphalt Shgl | Color: YELLOW           | A 3QBth: 1                | Rating:                   |                         |                                       |                     |                                    |                      |            |              |                        |   |  |              |          |        |              |        |    |       |
| View / Desir:                   |                              |                         | 1/2 Bath: 1               | Rating:                   |                         |                                       |                     |                                    |                      |            |              |                        |   |  |              |          |        |              |        |    |       |
|                                 |                              |                         | A HBth: 1                 | Rating:                   |                         |                                       |                     |                                    |                      |            |              |                        |   |  |              |          |        |              |        |    |       |
|                                 |                              |                         | OthrFix: 1                | Rating:                   |                         |                                       |                     |                                    |                      |            |              |                        |   |  |              |          |        |              |        |    |       |
| <b>GENERAL INFORMATION</b>      |                              |                         | <b>OTHER FEATURES</b>     |                           |                         | <b>RESIDENTIAL GRID</b>               |                     |                                    |                      |            |              |                        |   |  |              |          |        |              |        |    |       |
| Grade: C - Average              | Year Blt: 1910               | Eff Yr Blt:             | Kits: 1                   | Rating: Very Good         |                         | 1st Res Grid Desc: Line 1 # Units: 1  |                     |                                    |                      |            |              |                        |   |  |              |          |        |              |        |    |       |
| Alt LUC:                        |                              | Alt %:                  | A Kits: 1                 | Rating:                   |                         | Level FY LR DR D K FR RR BR FB HB L O |                     |                                    |                      |            |              |                        |   |  |              |          |        |              |        |    |       |
| Jurisdct: G15                   |                              | Fact: .                 | Fpl: 1                    | Rating:                   |                         | Other                                 |                     |                                    |                      |            |              |                        |   |  |              |          |        |              |        |    |       |
| Const Mod:                      |                              |                         | WSFlue: 1                 | Rating:                   |                         | Upper                                 |                     |                                    |                      |            |              |                        |   |  |              |          |        |              |        |    |       |
| Lump Sum Adj:                   |                              |                         |                           |                           |                         | Lvl 2                                 |                     |                                    |                      |            |              |                        |   |  |              |          |        |              |        |    |       |
|                                 |                              |                         |                           |                           |                         | Lvl 1                                 |                     |                                    |                      |            |              |                        |   |  |              |          |        |              |        |    |       |
|                                 |                              |                         |                           |                           |                         | Lower                                 |                     |                                    |                      |            |              |                        |   |  |              |          |        |              |        |    |       |
|                                 |                              |                         |                           |                           |                         | Totals RMS: 6 BRs: 3 Baths: 2 HB      |                     |                                    |                      |            |              |                        |   |  |              |          |        |              |        |    |       |
| <b>INTERIOR INFORMATION</b>     |                              |                         | <b>CONDOS INFORMATION</b> |                           |                         | <b>REMODELING</b>                     |                     |                                    | <b>RES BREAKDOWN</b> |            |              |                        |   |  |              |          |        |              |        |    |       |
| Avg Ht/FL: STD                  | Prim Int Wall: 2 - Plaster   | Sec Int Wall: %         | Location: 1               | Total Units: 1            |                         | Exterior: 1                           | No Unit             | RMS                                | BRs                  | FL         |              |                        |   |  |              |          |        |              |        |    |       |
| Partition: T - Typical          | Prim Floors: 3 - Hardwood    | Sec Floors: %           | Floor: 1                  | % Own: 1                  |                         | Interior: 1                           | 1                   | 6                                  | 3                    |            |              |                        |   |  |              |          |        |              |        |    |       |
|                                 |                              |                         | Name: 1                   |                           |                         | Additions: 2001                       |                     |                                    |                      |            |              |                        |   |  |              |          |        |              |        |    |       |
|                                 |                              |                         |                           |                           |                         | Kitchen: 1                            |                     |                                    |                      |            |              |                        |   |  |              |          |        |              |        |    |       |
|                                 |                              |                         |                           |                           |                         | Baths: 1                              |                     |                                    |                      |            |              |                        |   |  |              |          |        |              |        |    |       |
|                                 |                              |                         |                           |                           |                         | Plumbing: 1                           |                     |                                    |                      |            |              |                        |   |  |              |          |        |              |        |    |       |
|                                 |                              |                         |                           |                           |                         | Electric: 1                           |                     |                                    |                      |            |              |                        |   |  |              |          |        |              |        |    |       |
|                                 |                              |                         |                           |                           |                         | Heating: 1                            |                     |                                    |                      |            |              |                        |   |  |              |          |        |              |        |    |       |
|                                 |                              |                         |                           |                           |                         | General: 1                            |                     |                                    |                      |            |              |                        |   |  |              |          |        |              |        |    |       |
|                                 |                              |                         |                           |                           |                         | Totals 1 6 3                          |                     |                                    |                      |            |              |                        |   |  |              |          |        |              |        |    |       |
| <b>DEPRECIATION</b>             |                              |                         | <b>CALC SUMMARY</b>       |                           |                         | <b>COMPARABLE SALES</b>               |                     |                                    | <b>SUB AREA</b>      |            |              | <b>SUB AREA DETAIL</b> |   |  |              |          |        |              |        |    |       |
| Phys Cond: GV - Good-VG         | Functional: 10. %            | Economic: %             | Basic \$ / SQ: 130.00     | Size Adj.: 1.35000002     | Const Adj.: 0.980000199 | Rate                                  | Parcel ID           | Typ                                | Date                 | Sale Price | Code         | Description            | Area - SQ   | Rate - AV                                | Undepr Value | Sub Area | % Usbl | Descrip      | % Type | Qu | # Ten |
| Special: %                      | Override: %                  | Total: 10.8 %           | Adj \$ / SQ: 171.990      | Other Features: 86000     | Grade Factor: 1.00      |                                       |                     |                                    |                      |            | BMT          | Basement               | 669   | 51.600                                   | 34,518       | UAT      | 100    | FLA          | 100    | G  |       |
|                                 |                              |                         | NBHD Inf: 1.00000000      | NBHD Mod: 1.00            | LUC Factor: 1.00        | WtAv\$/SQ:                            | AvRate:             | Ind.Val                            |                      |            | FFL          | First Floor            | 669   | 171.990                                  | 115,062      |          |        |              |        |    |       |
|                                 |                              |                         |                           | Adj Total: 348080         |                         | Juris. Factor: 1.00                   | Before Depr: 171.99 |                                    |                      |            | SFL          | Second Floor           | 504   | 171.990                                  | 86,683       |          |        |              |        |    |       |
|                                 |                              |                         |                           | Depreciation: 37593       |                         | Special Features: 0                   | Val/Su Net: 138.68  |                                    |                      |            | EFP          | Enclos Porch           | 144   | 45.210                                   | 6,510        |          |        |              |        |    |       |
|                                 |                              |                         |                           | Depreciated Total: 310488 |                         | Final Total: 310500                   | Val/Su SzAd: 264.71 |                                    |                      |            | UAT          | Upper Attic            | 126   | 132.430                                  | 16,687       |          |        |              |        |    |       |
| <b>MOBILE HOME</b>              |                              |                         | Make: 1                   | Model: 1                  | Serial #: 1             | Year: 1                               | Color: 1            | <b>PARCEL ID</b> 011.0-0004-0031.0 |                      |            | <b>IMAGE</b> |                        |   | <b>AssessPro Patriot Properties, Inc</b> |              |          |        |              |        |    |       |
| <b>SPEC FEATURES/YARD ITEMS</b> |                              |                         |                           |                           |                         |                                       |                     |                                    |                      |            |              |                        |  |  |              |          |        |              |        |    |       |
| Code                            | Description                  | A                       | Y/S                       | Qty                       | Size/Dim                | Qual                                  | Con                 | Year                               | Unit Price           | D/S        | Dep          | LUC                    | Fact  | NB Fa                                    | Appr Value   | JCod     | JFact  | Juris. Value |        |    |       |
| More: N                         | Total Yard Items:            |                         |                           |                           | Total Special Features: |                                       |                     |                                    |                      |            | Total:       |                        |   |  |              |          |        |              |        |    |       |